Karen Johnson
Batch # 1316811
09/02/2025 09 01 30 AM
Fees $27 00 Taxes $0 00

Davidson County
DEEDQC
5 pgs

20250902-0069703

# QUITCLAIM DEED

**MAIL RECORDED DEED TO:**

MARKLYN R MUNLEY
AGUIRRE RILEY, P C
427 W PLUMB LANE
RENO, NV 89509

**OWNER (SEND TAX BILLS TO):**

BRUIN9 LLC
10795 W TWAIN AVE.
SUITE 100
LAS VEGAS, NV 89135

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSEPH P MICATROTTO II AND SUNSHINE MICATROTTO, TRUSTEES, under the JS MICATROTTO FAMILY TRUST dated May 16, 2012 (herein, "Grantor"), whose address is 3511 Granny White Pike, Nashville, TN 37204, hereby bargains, sells, remises, releases, quit claims and conveys to BRUIN9 LLC, a Nevada limited liability company (herein, "Grantee"), whose address is 10795 W Twain Avenue, Suite 100, Las Vegas, NV 89135, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO

Property street address: 3511 Granny White Pike, Nashville, TN 37204

PIN NO. 117-12-0-143

This Instrument Prepared By: REGINALD P HARRION, ESQ
C/O U S DEEDS, P A
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 23 day of July, 2025.

**GRANTOR:**

JS Micatrotto Family Trust dated May 16, 2012

Joseph P Micatrotto II, Trustee

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joseph P Micatrotto II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the trustee of JS Micatrotto Family Trust, and that that the foregoing instrument was executed on behalf of said trust pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 23 day of July, 2025.

[Affix Notary Seal]

Britney Mellana
SIGNATURE OF NOTARY PUBLIC
My commission expires 5/23/2028

BRITNEY MELLANA
Notary Public, State of Nevada
Appointment No. 24-6466-01
My Appt. Expires May 23, 2028

**GRANTOR:**

JS Micatrotto Family Trust dated May 16, 2012

Sunshine Micatrotto, Trustee

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sunshine Micatrotto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the trustee of JS Micatrotto Family Trust, and that that the foregoing instrument was executed on behalf of said trust pursuant to due authority for the purposes therein contained

Witness my hand and official seal this 28 day of July, 2025

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires May 23, 2028

BRITNEY MELLANA
Notary Public, State of Nevada
Appointment No 24-6466-01
My Appt. Expires May 23, 2028

**OATH OF CONSIDERATION**

STATE OF Nevada
COUNTY OF Clark

The actual consideration for this transfer is 0.

**Grantee:**

Brum9 LLC, a Nevada limited liability company

By _____
Printed Name: Joseph P. Micatrotto
Title Manager

Subscribed and sworn to under oath before me, this 23 day of July, 2025 by Joseph P Micatrotto, as Manager of Brum9 LLC, a Nevada limited liability company.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires 5/23/2028

BRITNEY MELLANA
Notary Public, State of Nevada
Appointment No. 24-6466-01
My Appt. Expires May 23, 2028

**EXHIBIT A**

[Legal Description]

**Land in Davidson County, Tennessee, being the northerly 86 feet of Lot No. 1 on the Plat of a part of the O.F. Noel Estate Property not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, June 2, 1937, and further described according to a survey made by John Kohl, surveyor, dated November 10, 1976, as follows:**

**Beginning at an iron pin on the westerly margin of the Granny White Pike at a point 223 feet north of the northerly margin of Graybar Lane, formerly Watkins Avenue; thence with the westerly margin of said Pike, north 3 degrees east 86 feet to an iron pipe; thence north 88 degrees west 169.4 feet to an iron pipe at the corner of Lots Nos 1 and 2; thence with the line between said two lots, south 2 degrees west 86 feet to an iron pin; thence south 88 degrees east 167.2 feet to the beginning.**

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance, the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed ~~Book~~ * ____ at Page _____ on September 2, 2025 * 20250902 - 0069697

**PIN NO:** 117-12-0-143

**STREET ADDRESS:** 3511 Granny White Pike, Nashville, TN 37204

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance, has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from information given to preparer by the parties and/or their representatives, has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated, has not verified the legal existence or authority of any party or person executing the document, has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance, and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer*